



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

NOTICE IS HEREBY GIVEN that the Equity and Social Justice Commission meeting will be held on **September 7, 2023, at 5:30PM.**

Join the meeting video on your computer or mobile app: [Click here to join the meeting](#)
Participate in the meeting by phone: **253-292-9750**, Phone Conference ID: 986 969 249#

For in-person, please join us at **5:30PM**
Tukwila Justice Center, 15005 Tukwila International Blvd, Tukwila, WA 98188

For assistance during the meeting, please call Jo Anderson, Equity and Social Justice Staff Liaison, at **206-658-7849**

MEETING AGENDA

Thursday, September 7, 2023 – 5:30PM

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, August 3, 2023 (2 minutes)

V Written Public Comments

VI Business Items

- Icebreaker Activity for Commissioners to Continue to Get to Know One Another

COMMISSION ACTION ITEM: Learn more about other Commissioners.

- Comprehensive Plan Update Debrief, including Racial Restrictive Covenants

COMMISSION ACTION ITEM: Discuss follow-up items from the Comprehensive Plan Update.

- Racial Equity Priorities Update, Jo Anderson and Trish Kinlow



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

COMMISSION ACTION ITEM: Learn the status of each of the priority areas, including Operationalizing the Racial Equity Toolkit, Operationalizing the Outreach Toolkit, Exploring a Racial Equity Index, and Language Access. Trish will provide an example of Language Access in action: translated court forms.

VII Miscellaneous

VIII Adjournment



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

MEETING MINUTES

Thursday, August 3, 2023 – 5:30PM

ATTENDEES:

Dennis Nguyen
Aaron Draganov
Joe Duffie
Trish Kinlow
Kathy Hougardy

Joel Bush
Neil Tabor

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, July 6, 2023 (2 minutes)

V Business Items

- Get to know your fellow Commissioners.
Commissioners shared something about themselves.
- Boards & Commissions Equity Training Update, Jo Anderson

Commissioners moved to proceed with Benita Horn and there was a consensus for an October 7th date for training..

- Comprehensive Plan Update - Focus on Middle Housing

Neil Tabor, Department of Community Development Senior Planner, provided an overview of 2024-2044 Comprehensive Plan & Housing Update. The overview included methodology and information collected from community members and stakeholders. There was also a discussion on how the Equity and Social Justice Commission provides input on the plan.

Commissioners requested to be included in the 2024-2044 Comprehensive Plan & Housing Update distribution list; be provided with updates on the development of the plan on a regular rhythm (TBD), including significant plan milestones; and review discriminatory



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

housing covenants and propose potential actions to remove discriminatory language from covenants. Staff should present an analysis and potential next steps at the next ESJ meeting.

VI Miscellaneous

- None

VII Adjournment



2024-2044 Comprehensive Plan & Housing Update

Equity and Social Justice Commission

August 3, 2023



Overview

- Comprehensive Plan overview (5 minutes)
- Housing overview (15 minutes)
- Engagement (5 minutes)
- Overview of requirements of legislative actions & racially disparate impacts (10 minutes)
- Prototyping (5 minutes)
- Historical residential code & suggested code changes (5 minutes)
- Discussion (15 minutes)





Tukwila Comprehensive Plan

- What is it?
 - A **foundational policy document** that identifies the community's values and priorities and lays out the blueprint for how the community wants to guide growth and development over the next 20-year period.
 - **Provides specific guidance for** future legislative and administrative **actions**.
 - **Reflects community involvement**, technical analysis, state and regional requirements, and the judgment of decision-makers.





Washington Growth Management Act

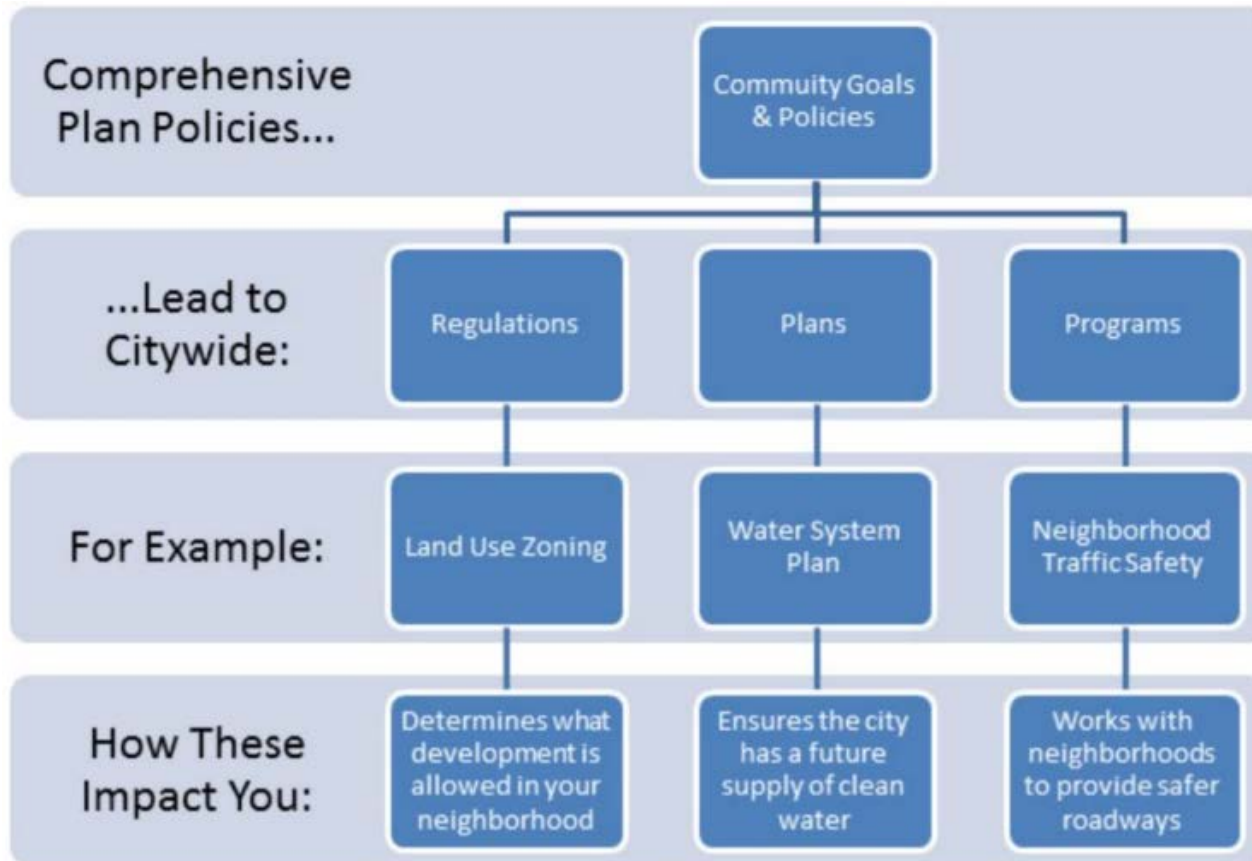
- Requirements

- Plan for anticipated population growth
- Updated Plan every 10 years
- Plans must be consistent with GMA, Regional and County policy direction, and provide a public participation program
- Updated Plan must be adopted by December 31, 2024





Comprehensive Plan Purpose





Tukwila Comprehensive Plan

- Adopted in 1995, with updates
- Contains these elements:

Required Elements	Optional Elements
Land Use*	Natural Environment
Housing	Shoreline
Capital Facilities	Residential Neighborhoods
Utilities	Subarea plans
Transportation	Tukwila International Boulevard District
Economic Development	Tukwila South
Parks, Recreation and Open Space	Southcenter – Tukwila’s Urban Center
	Manufacturing / Industrial Center
	Community Image and Identity
	Roles and Responsibilities
*The City does not have a single Land Use element but has individual elements for the major areas of the City.	





Scope of Update

1. Confirm/update Tukwila vision for growth and development consistent with Puget Sound Regional Council Vision 2050 and King County Countywide Planning Policies;
2. Update Housing element to address need for more housing types and affordable options for all;
3. Address the impacts of the legacy of discrimination;
4. Address causes/impacts of climate change and enhance City's resiliency;
5. Make policy changes in Plan elements to reflect City's priorities for 2044;
6. Explore opportunities to improve the format and presentation of the Plan to enhance the document's accessibility and utility to the Tukwila community; and
7. Employ consistent, equitable outreach to the full diversity of the City





Scope of Update - Big Issues to Address

1. Address regional housing and job targets
2. Housing
 - More Housing types and affordable options
 - Requirement to plan for and accommodate “housing affordable to *all income levels*”
 - Address special housing needs (emergency housing, emergency shelters and permanent supportive housing)
 - Address the impacts of the legacy of discrimination
3. Address potential displacement of residents and jobs
4. Address causes/impacts of climate change and enhance City’s resilience
5. Support community resilience – environmental, economic, and social
6. Reflect City’s priorities for 2044 - continue to improve quality of life for community





Housing Background

- Washington State projects the need for almost 1.27 million new housing units by 2044 (Washington Dept of Commerce)
- The State fell over a quarter million housing units short in production between 2000 and 2015 (Commerce)
- From 2006 to 2018 Tukwila grew by only 130 housing units; the vast majority of recent housing growth (2019-present) has been from 55+ apartments
- Tukwila would need to produce about **250 new net housing units per year** until 2044 to meet its allocated housing target





Housing Background

- Tukwila has approximately 9,356 housing units (KC Parcel Data)
 - 3,580 Single-Family (38%)
 - 5,776 Multi-Unit (62%)
 - **52 units of 2-4 unit buildings (0.6% of total housing stock)**
 - 292 units of 6-20 unit buildings (3.1% of total housing stock)
- **87%** of net land zoned residential only is in LDR (single-family)
 - LDR: 893.14 acres
 - MDR: 39.74 acres
 - HDR: 94.59 acres





Housing Background

- Approximately **43%** of Tukwila Households are owner occupied, while **57%** are renter occupied (ACS 2021 5-yr)
- Approximately **7.8%** of Tukwila housing units are income-restricted at 80% AMI or less (King County)
- **49%** of households have **one vehicle or fewer** (ACS 2021 5 yr)





Housing Changes

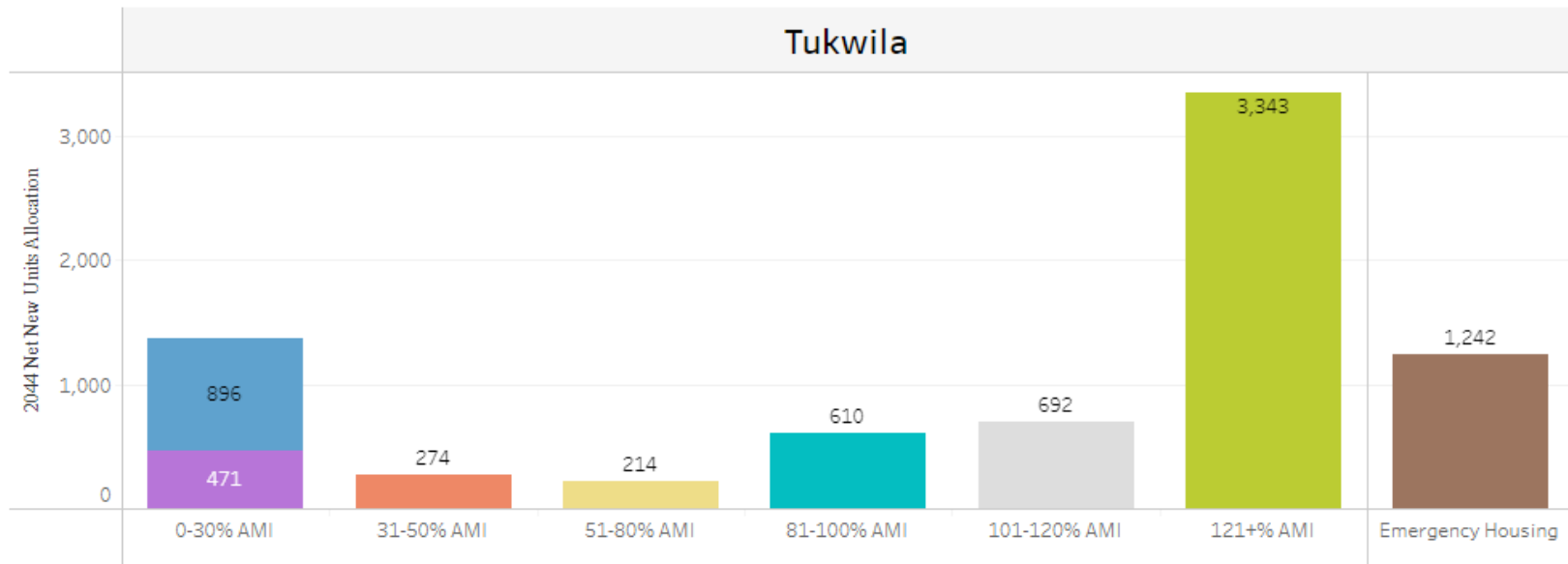
- New housing policies requirements for the comprehensive plan will demand more action from jurisdictions to better support housing needs
- This includes:
 - Planning for housing across all AMI levels, and ensuring land capacity to meet these needs
 - Planning for permanent supportive housing and emergency housing
 - Prioritizing housing needs for extremely low-income households
 - Reversing and repairing past inequities in city actions and housing policies





Housing Changes

- Tukwila's housing targets will require approximately 250 new net units from 2024-2044, far exceeding the City's historical pace





Housing Cost

- Median single-family home costs in Tukwila have **increased 56%** between January 2018 and January 2023 (Redfin)
- Average rent prices increased 7.8% from 2021-2022 (WCRER)
- Almost 50% of **renters** in Tukwila are considered cost burdened, paying more than 30% of household income toward housing, while more than 23% of those renters are considered severely cost burdened, paying more than 50% of income toward housing (CHAS 15-19)
- Tukwila **homeowners** have considerably lower cost burdened numbers at 25% cost burdened, and 11% severely cost burdened comparatively (CHAS 15-19)



Housing Cost Example

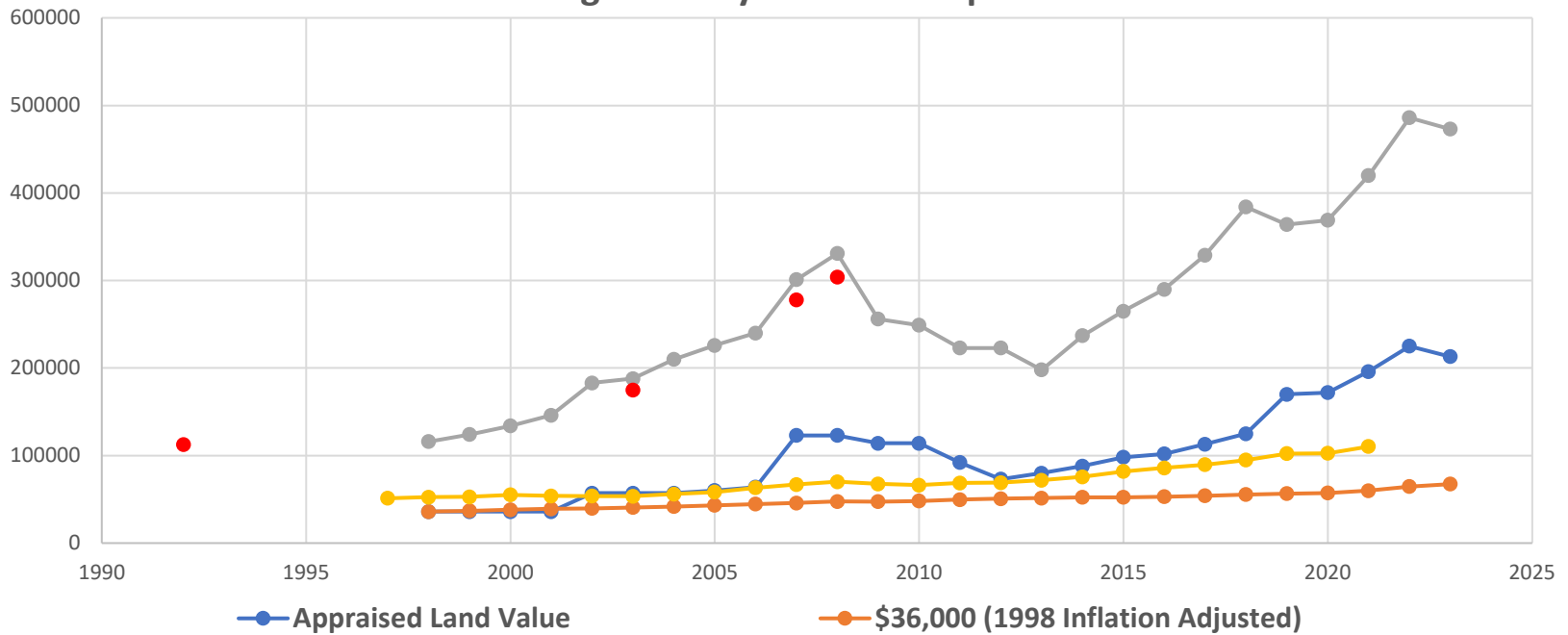
- Single-family home within Tukwila's original city boundary
- 6,960 sqft lot
- 3 bed, 2 bath 1,940 sqft home built in 1936
- No critical area encumbrances
- Minimal home improvements





Housing Cost Example

Single-Family Home Example





Housing Cost Example

- From 1998 to 2021:
 - Appraised land value increased **444%**
 - Total appraised structure and land value increased **262%**
 - King County Median Household Income only increased **110%**
 - Inflation on \$36,000 (1998 land appraisal) increased **66%** over this period to \$59,846.13, a small portion of the overall increases
 - For a household making the median income in:
 - King County the ratio of home purchase price to annual income increased from:
 - **2.0x** to **3.5x**
 - Tukwila the ratio of home purchase price to annual income increased from:
 - **3.2x** to **5.4x**





Community Engagement

- Elected Officials and Boards and Commissions
- Coordination with other City Departments
- Community Based Organization Outreach
- Community Engagement Methods
 - Website outreach/platforms
 - Surveys, mailings
 - Targeted outreach
 - Community events and meetings
 - Previous outreach work: Housing Action Plan, Health Point, etc.





Engagement Hub

- Online platform for all comprehensive plan engagement
 - Ideas Wall
 - Middle Housing Survey
 - Sign up for Updates

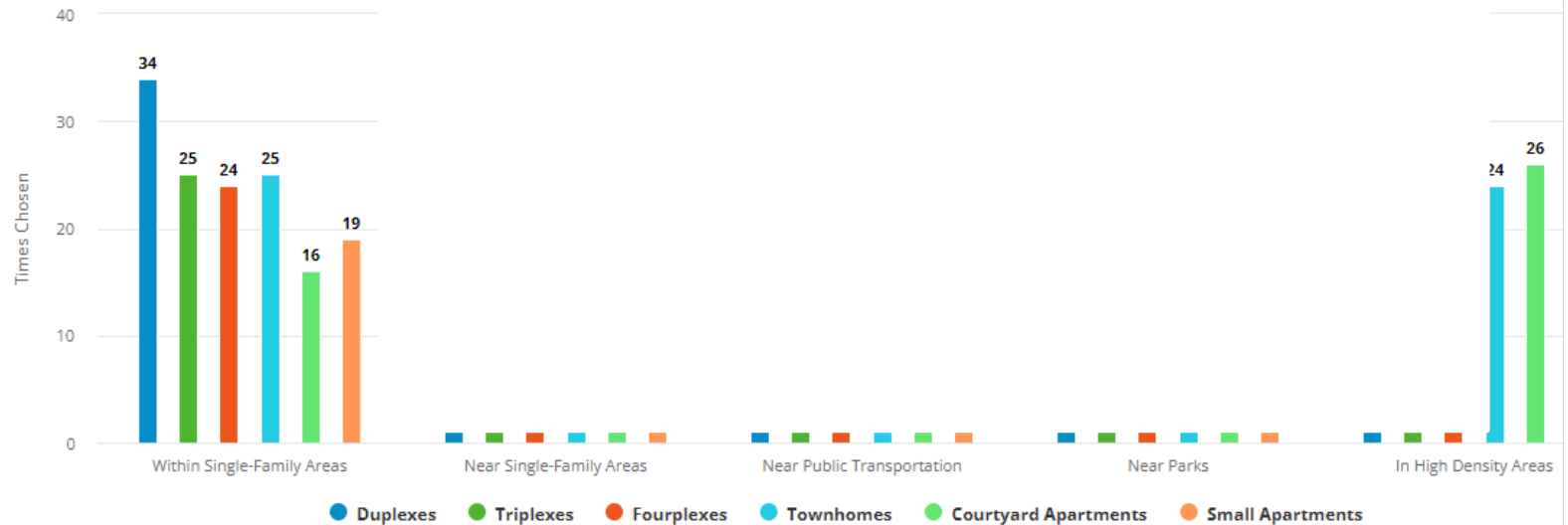
Engagement Hub



Middle Housing Survey Feedback

Please check the box if you believe certain Middle Housing Types (above) SHOULD BE ALLOWED in areas meeting these characteristics (to the left):

Number of responses: 46

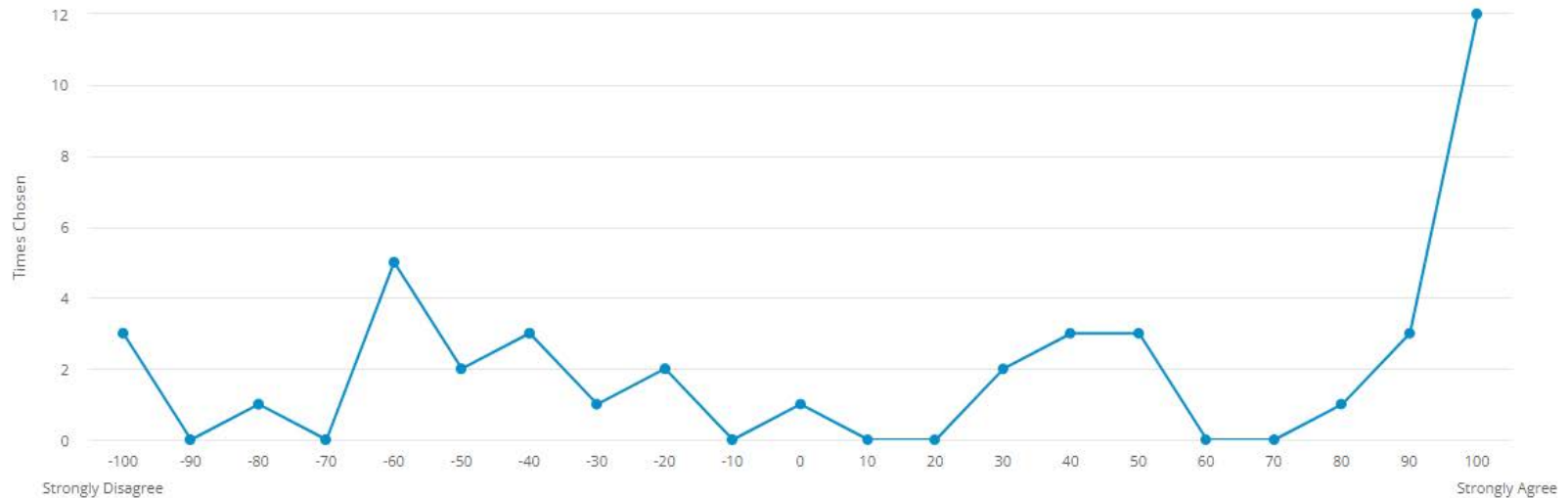




Middle Housing Survey Feedback

The costs of housing are a challenge for my household.

Number of responses: 42





Middle Housing Survey Feedback

I have concerns about the following items relating to Middle Housing:

Number of responses: 45

Answer	Times Chosen	Percentage
Height of structures	8	18%
Impacts on privacy of adjacent homes	18	40%
Impacts on on-street parking	26	58%
None of the above	14	31%
Other	12	27%





Middle Housing Survey Feedback

My concerns about Middle Housing would be addressed if:

Answer	Times Chosen	Percentage
Building heights were similar to maximum heights for single-family homes	14	30%
Sidewalks and other improvements were constructed with new development	23	50%
Construction and design were high quality	16	35%
The location has good amenities	15	33%
I have no concerns about the impacts of Middle Housing	14	30%
Other	12	26%





Middle Housing Survey Feedback

- “No more new housing -Tukwila is too densely populated now as it is. I do NOT support anymore new housing in ANY form.”
- “Restrictive, draconian (sic), paternalistic SFH zoning codes (and parking requirements) are a blight on our region and a disturbing (sic) remnant of segregation and redlining. Missing middle is the most affordable housing configuration (higher density + simpler construction techniques), if only our status-quo-drunk city council has the courage to do make obvious and necessary changes to allow housing abundance.”
- “Can y’all actually make the change”





Middle Housing Survey Feedback (Summary)

- Respondents generally were supportive of a variety of middle housing types
- 30% had no concerns over middle housing to begin with
- Privacy and parking were the primary concerns
- Associated infrastructure improvements, construction quality and structure height relative to single-family allowances were areas for alleviating concerns





State Legislative Changes - HB 1337

- Jurisdictions must allow:
 - Two ADUs on each lot that allows single-family
 - Up to 1,000 sqft each, attached or detached
 - A height of at least 24'
- Jurisdictions cannot:
 - Require owner occupancy of the principal residence or ADUs
 - Restrict the ADUs from being condominium-ized and sold as separate units
 - Impose certain restrictions on the conversion of existing structures





State Legislative Changes - HB 1110

Table 1: Basic requirements for cities subject to the middle housing bill in the 2024-2027 periodic update.

	CITY LIMITS: Number of middle housing units that must be allowed per lot within city limits	NEAR A MAJOR TRANSIT STOP: Number of middle housing units per lot that must be allowed within ¼ mile of transit	WITH AFFORDABLE HOUSING: Number of middle housing units that must be allowed within city limits if affordable units provided Sec. 3(2)(a)
TIER TWO: Cities with population between 25,000 and 75,000 HB 1110, Sec. 3(1)(a)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities	4 du/lot within 1/4 mile walking distance of a major transit stop, unless zoning permits higher densities	4 du/lot on all lots predominantly residential if one is affordable
TIER THREE: Cities with population under 25,000 that are contiguous with the UGA of the largest city in a county with a population over 275,000 HB 1110, Sec. 3(1)(c)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities		





State Legislative Changes - HB 1110

- Jurisdictions must allow at least 6 of 9 Middle Housing Types, which are:
 - Duplex
 - Stacked Flat
 - Triplex
 - Fourplex
 - Fiveplex
 - Sixplex
 - Townhomes
 - Courtyard Apartment
 - Cottage Housing





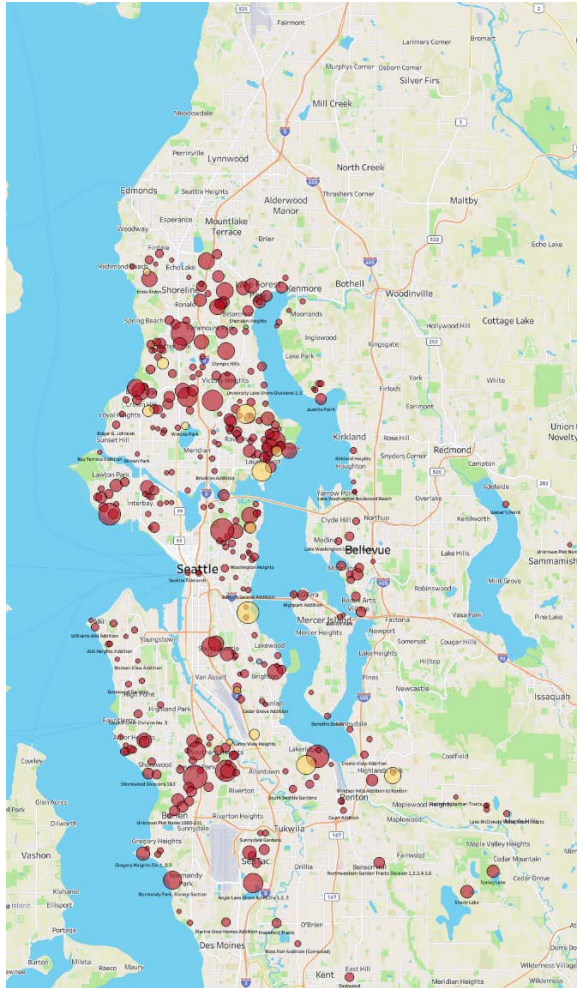
State Legislative Changes - HB 1474

- Creates funding source for relatives or persons historically prohibited from homeownership by racially restrictive covenants in Washington State
- Aims to begin to undo past harms for families held out of homeownership that were restricted from participating in the transfer of generational wealth through home equity in large portions of the region and state
- Will provide down payment and closing cost assistance to qualifying participants starting July 1, 2024





Racially Restrictive Covenants



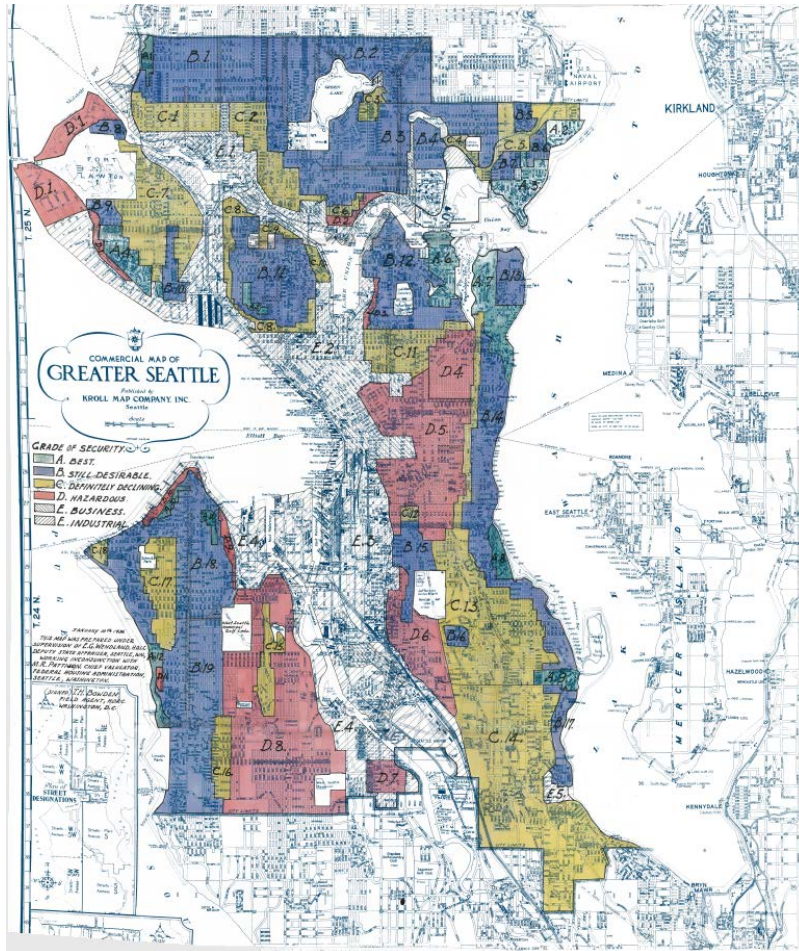
- **Tukwila Example: Vista Villa**
 - *No race or nationality other than the white or Caucasian shall use or occupy any dwelling on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.*

(University of Washington Racially Restrictive Covenants Project)





Redlining Map of Seattle



- Smaller jurisdictions such as Tukwila typically do not have well documented redlining maps
 - However, many of the impacts on these decisions persist today
- (University of Richmond)





Other Methods of Housing Discrimination

- Predatory lending
- Steering
- Undervaluing of BIPOC owned real estate
- Urban renewal
- Lack of public investment in non-white areas
- Environmental Justice





Racially Disparate Impact Framing

- Washington State Department of Commerce suggests following the following process for examining Racially Disparate Impacts (RDI):

Exhibit 1. Process for assessing racially disparate impacts





Analyzing RDIs

- Criteria for analyzing RDI includes:

Displacement: The process by which a household is forced to move from its community because of conditions beyond their control.

- **Physical displacement:** Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster or deterioration in housing quality.
- **Economic displacement:** Households are compelled to move by rising rents or costs of home ownership like property taxes.
- **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

Displacement risk: The likelihood that a household, business or organization will be displaced from its community.

Exclusion in housing: The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.

Racially disparate impacts: When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups.



Single-Family Sensitivity Testing

Existing LDR Lot Standards

Modified LDR Lot Standards
(Lot size & parking)

\$831,221



\$391,969

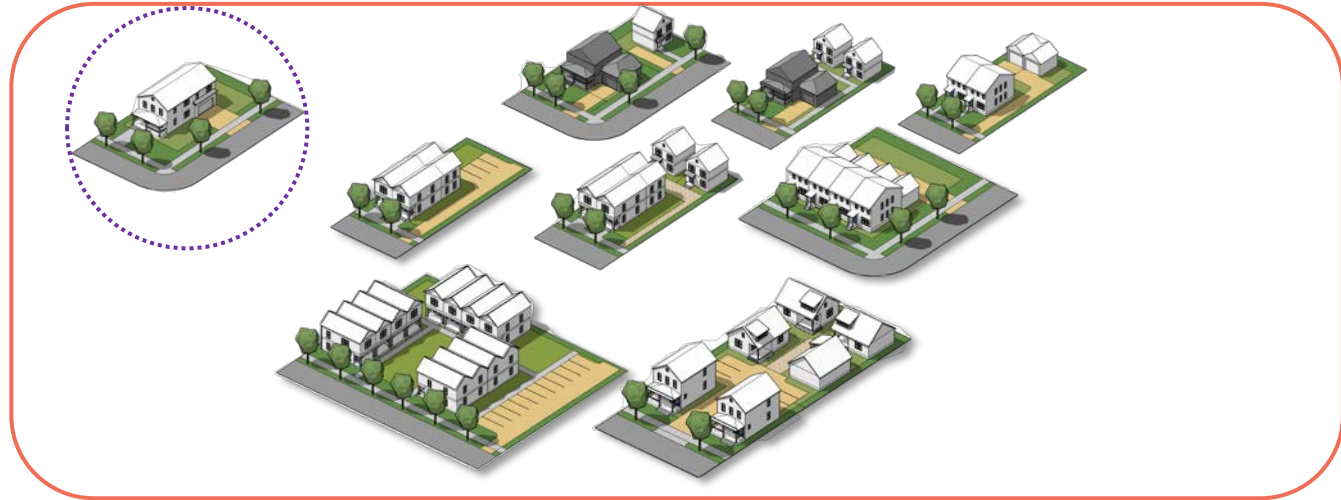
	Existing Standards	Modified Standards	Pct Change
Sales Price	\$831,221	\$391,969	-53%
% Local Median Income	243%	105%	-53%
Unit Size (sf)	2,500	870	-64%
Lot Size (sf)	6,900	2,500	-64%
Lot Cost (\$25 psf)	\$172,500	\$62,500	-50%
Lot Area per Unit	6,900	2,500	-64%
Lot Coverage	23%	18%	-22%
Parking per Unit	2	1	-50%

Reduced Minimum Lot Size & Parking Requirements

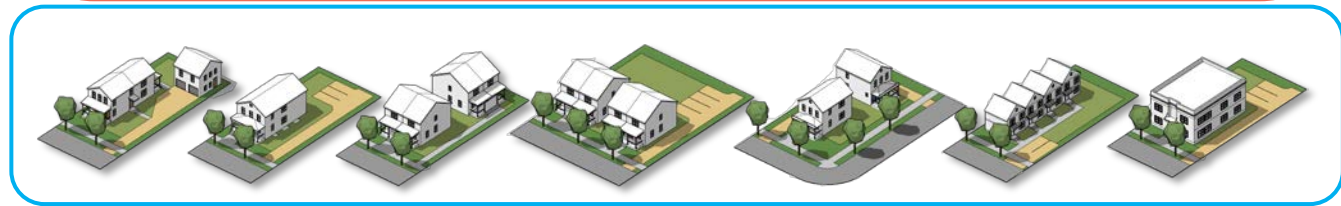
Reducing standards around minimum lot size supports market choices to consume less land and build smaller.

Prototyping Housing Choice

More Affordable
Homeownership
Types



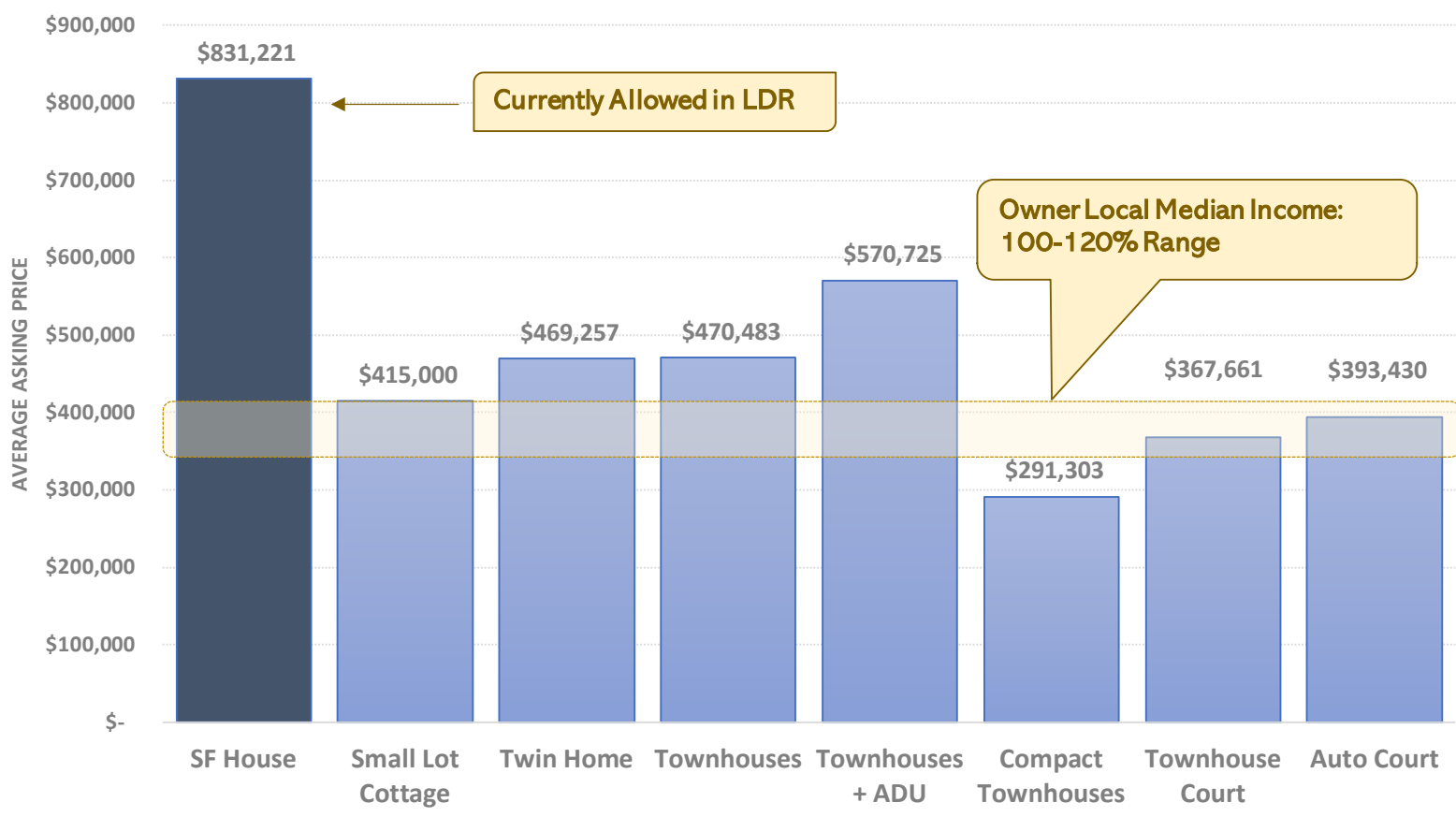
WA HB-1110
2-4 Unit Houses
(Owner-Occupied)



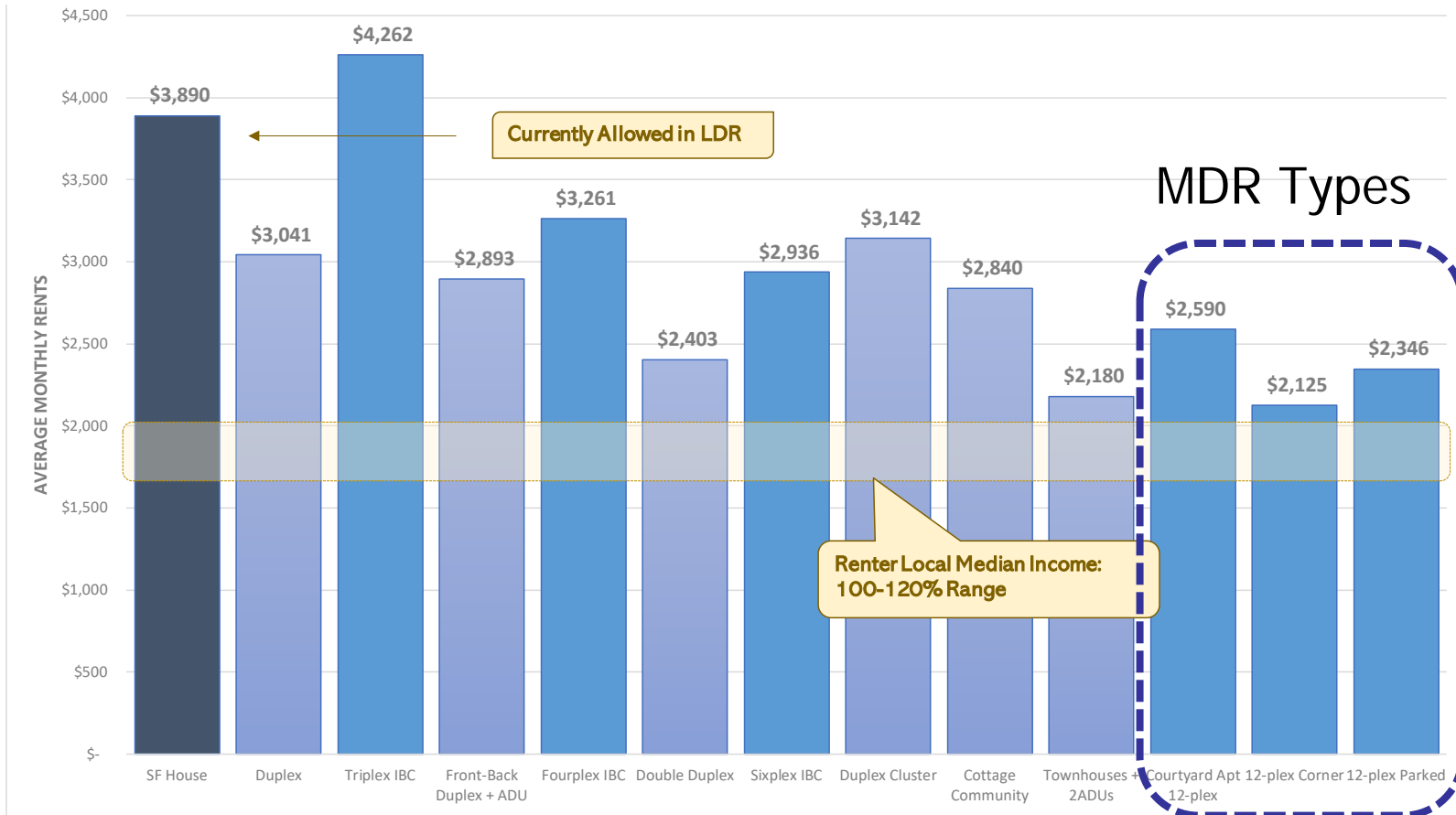
Neighborhood-
Friendly Rental
Options



Prototype Modeling Outcomes – For Sale



Prototype Modeling Outcomes – For Rent

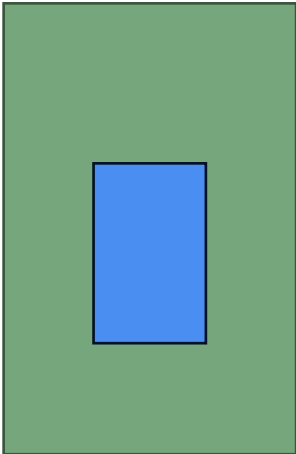


Historical Residential Code (LDR)

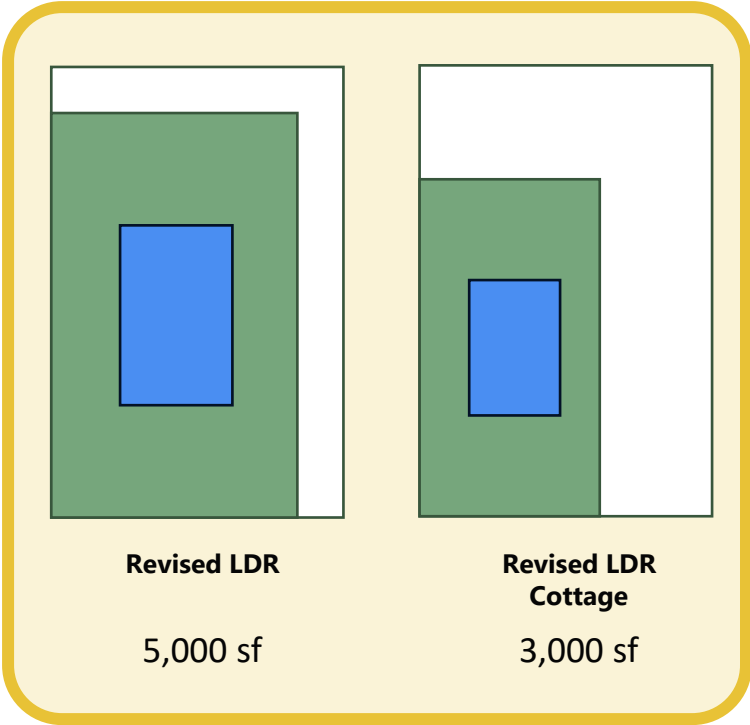
- Effectively no changes between 1995 to present
- MDR and HDR have not functionally changed in almost 30 years either
- LDR is approximately **87%** of land zoned for only residential use
- Significant increases to land acquisition and overall development costs from 1995 to present have made like for like development much more expensive today vs 1995

	1962	1995	Present
Minimum Lot Size	7,200	6,500	6,500
Minimum Width (Average)	50'	50'	50'
Height	35'	30'	30'
Setbacks			
Front	25% of depth, no more than 30'	20'	20'
Second Front	N/A	15'	15'
Side	10% of lot width, no less than 4' no less than 8'	5'	5'
Rear	25% of depth, no more than 30'	10'	10'

Adjust minimum lot size

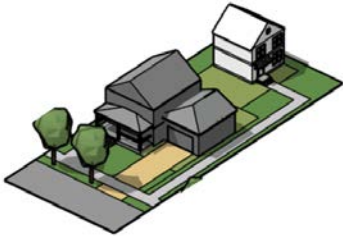


LDR
(current)
6,500 sf

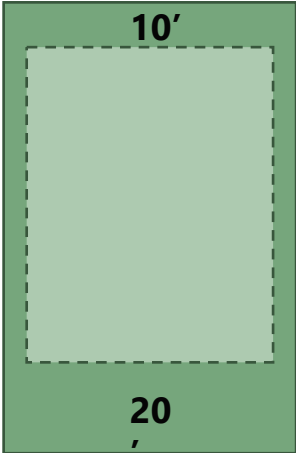


Revised LDR
5,000 sf

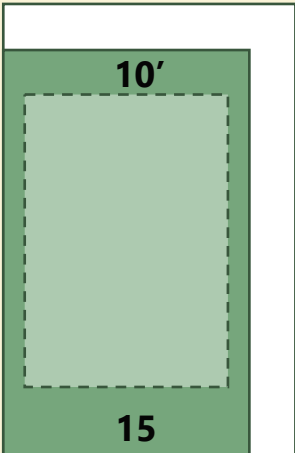
**Revised LDR
Cottage**
3,000 sf



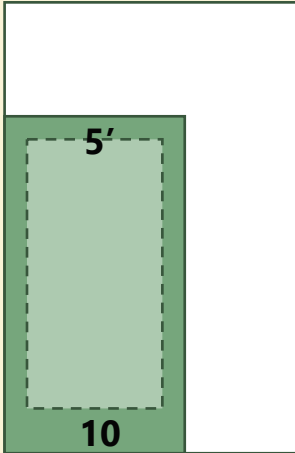
Adjust setbacks



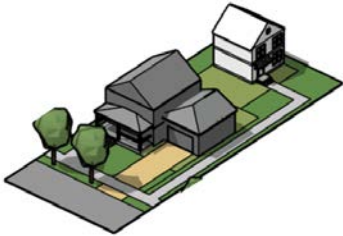
LDR
(current)
6,500 sf



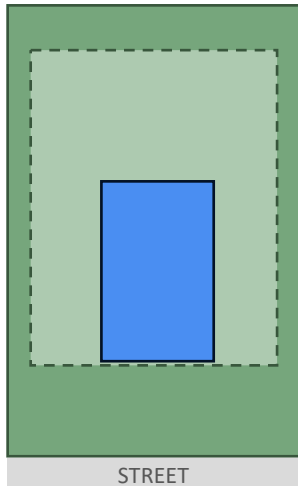
Revised LDR
5,000 sf



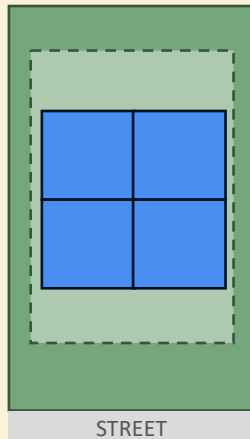
Revised LDR Cottage
3,000 sf



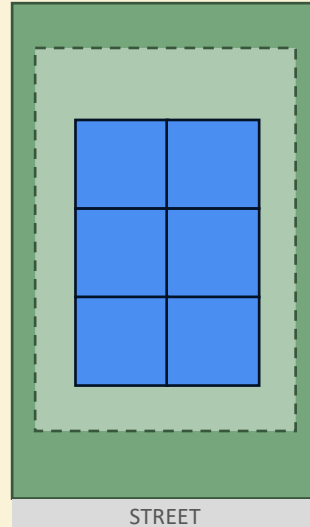
Multiple units per lot



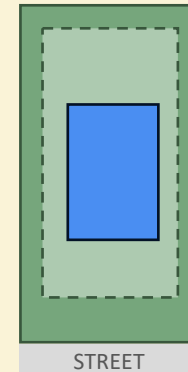
LDR
(current)
1 unit



Revised LDR
Up to 4 units
on 5,000 sf



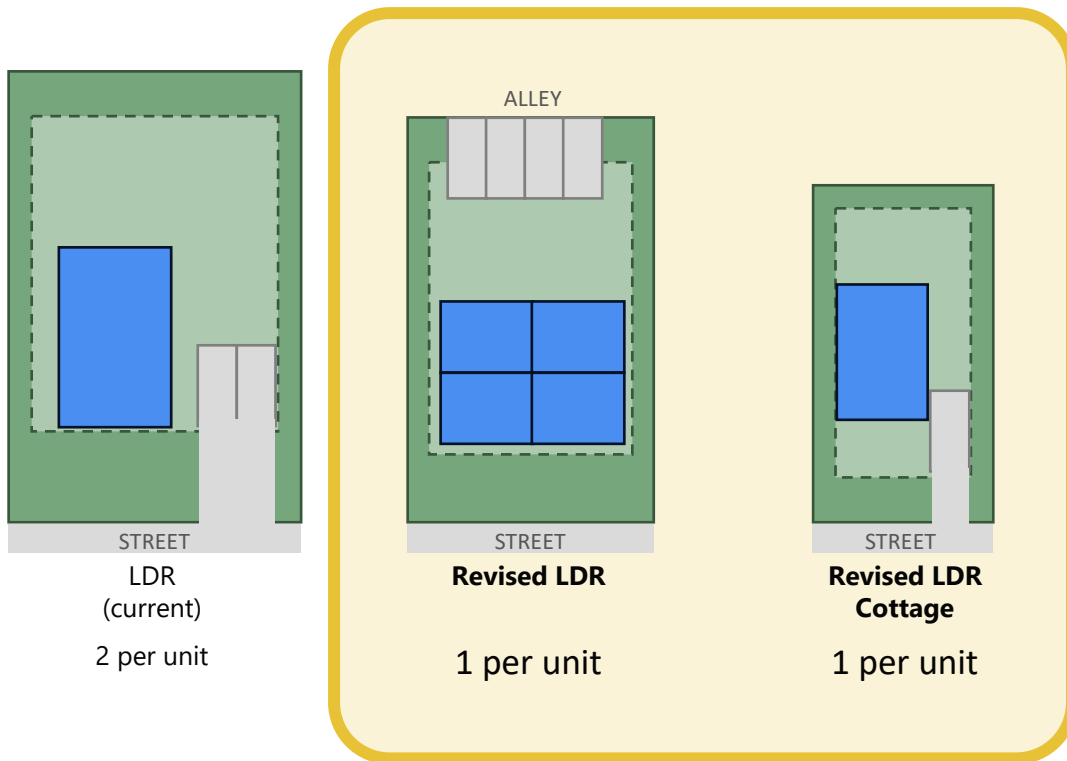
Revised LDR
Up to 6 units
on 7,500 sf



**Revised LDR
Cottage**
1 unit
(max 1,200 sf)



Minimum Required Parking



Duplex with 2 parking per unit



Duplex with 1 parking per unit

Summary of Recommendations: Permitted Dwellings

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Detached house	P	P	P	P	P	TBD
Cottage (small-lot)				P	P	TBD
Duplex		P		P	P	TBD
Triplex		P		P	P	TBD
Fourplex		P		P	P	P
Fiveplex			P	P	P	P
Sixplex			P	P	P	P
Townhouses		(up to four)	P	P	P	P
Courtyard Apts.		(up to four)	P		P	P
7-12plex			P		P	P



Next Steps

- Continue outreach to Tukwila Boards and Commissions, Planning Commission, & City Council
- Bring draft elements to Planning Commission for review and feedback





Questions?

ESJ's Role/Input

1. How would the ESJ prefer to participate and provide input to the Comprehensive Plan update process?
2. What other topics would you suggest staff should direct specific focus toward?
3. Are there specific approaches relating to equity planning, access to affordable housing or other topics especially pertinent in your view to the development of the Comprehensive Plan update?





Questions?

General Questions about the City's Plan

1. What are Tukwila's greatest strengths? What would you like to see more of?
2. What would you like to see less of? What should change in Tukwila?
3. What should Tukwila's priorities be in the future?
4. Are there any housing issues that need to be addressed, and what are your suggestions for how to resolve them?





Please let us know what you think!

- Sign up for updates on the engagement hub
- Open House at Foster HS
 - Wednesday September 20th, 5:30-8pm
- www.tukwilawa.gov/departments/community-development/comprehensive-plan/

Engagement Hub





Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

COUNCIL AND SUBCOMMITTEE MEETING SCHEDULE

<i>FIN</i>	Finance & Governance Committee	<u>2nd and 4th Mondays</u>	<u>5:30 PM</u>
<i>PCD</i>	Planning & Community Development Committee	1 st and 3 rd Mondays	5:30 PM
<i>TIS</i>	Transportation & Infrastructure Services Committee	1 st and 3 rd Mondays	5:30 PM
<i>CSS</i>	Community Services & Safety Committee	2 nd and 4 th Mondays	5:30 PM
<i>REG</i>	Regular Council Meeting	1 st and 3 rd Mondays	7:00 PM
<i>C.O.W.</i>	Committee of the Whole	<u>2nd and 4th Mondays</u>	<u>7:00 PM</u>

** Note – the Council traditionally does not hold meetings in the last half of December.*

The City of Tukwila offers hybrid format for its Council and Committee meetings. Those wishing to join the meetings electronically may access them with the information below. Those wishing to attend in person should visit:

- **Regular Council and Committee of the Whole** Meetings: Tukwila City Hall Council Chambers – 6200 Southcenter Boulevard
- **Planning & Community Development and Community Services & Safety** committee meetings: Hazelnut Conference Room – 6200 Southcenter Boulevard (knock on door to the east)
- **Finance & Safety and Transportation and Infrastructure Services** committee meetings: Duwamish Conference Room – 6300 Southcenter Boulevard (second floor, down the hall on the right)



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

CITY COUNCIL REGULAR & COMMITTEE OF THE WHOLE MEETINGS

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 670077847#

To view the meeting, [Join Microsoft Teams Meeting](#)

Those wishing to provide public comments may verbally address the City Council both onsite at Tukwila City Hall or via phone or Microsoft Teams for up to 5 minutes for items both on and not on the meeting agenda. To provide comment via phone or Microsoft Teams, please email citycouncil@tukwilawa.gov with your name and topic by 5:00 p.m. on the meeting date. Please clearly indicate that your message is for public comment during the meeting, and you will receive further instructions.



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

PLANNING & COMMUNITY DEVELOPMENT COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 225 526 605#

To view the meeting, [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 604 773 150#

To view the meeting: [Click here to join the meeting](#)

TRANSPORTATION & INFRASTRUCTURE SERVICES COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 439 818 817#

To view the meeting: [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 478 777 930#



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

To view the meeting: [Click here to join the meeting](#)

FINANCE & GOVERNANCE COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 965
223 169#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 313
004 383#

To view the meeting: [Click here to join the meeting](#)

COMMUNITY SERVICES & SAFETY COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 912
764 861#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 944
274 640#

To view the meeting: [Click here to join the meeting](#)